

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant MR VITTORIO DE ROSA

Code No OVE P/2022/0575

Agent OFF THE WALL
CATHY OWEN
8 PEARL LANE
VICARS CROSS
CHESTER
CH3 5NX

Date Received 21/06/2022

Decision Date 25/08/2022

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

3, WREXHAM ROAD, OVERTON, WREXHAM, LL13 0DY

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER AGORIAD MEWNOL (SWYDDFA I DY), NEWID Y DRWS OCHR AM DDRWS GWYDROG, TYNNU'R WALIAU RHWNG Y GEGIN A'R YSTAFELL FWYTA A RHOI RENDRAD NEWYDD AR Y CEFN / LISTED BUILDING CONSENT FOR INTERNAL OPENING (OFFICE TO HOUSE), REPLACEMENT OF SIDE ENTRANCE WITH GLAZED ENTRANCE, REMOVAL OF WALLS BETWEEN KITCHEN AND DINING SPACE AND EXTERNAL RENDER TO REAR

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC9 Listed Buildings of Special Architectural or Historic Interest

Revision	Date	Description of Decision
0	25/08/2022	Listed Building Consent issued

Particulars of decision that Listed Building Consent be GRANTED

Subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered OTW1247 PL01, OTW1247 PL02, OTW1247 PL03, OTW1247 PL04 and the Heritage Impact Assessment as contained within the application documentation.
3. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.

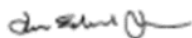
4. Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.
5. Prior to installation, details of all door and window furniture shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

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Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant



Ian Jones

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Interim Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm